

PLANNING BOARD MINUTES  
WORKING SESSION  
February 10, 2016

**Call The Meeting to Order**

Nancy Reed called the meeting to order at 7:30 P.M. in the Town Hall Meeting Room. Present at the meeting were, Robert Fowler, Vincent Fratalia, Keith Anderson, and Director of Community Development Steve Sadwick. Chairman Stephen Johnson was not in attendance.

**(A) List of Possible Immediate Zoning Changes**

**(A1) OSRD Conflict with 7010**

Mrs. Reed stated that this article will add the affordable housing requirement to the OSRD bylaw. This should be added to all three bylaws, OSRD, MFD and MFD-55. This should be combined with Section 7254.

Mr. Fowler asked if there was a down side to adding this to the bylaw. Mr. Sadwick replied no, it's in the OSRD but the affordable is not referenced specifically but it is described in another part. This would be clearer. Mr. Fowler stated that we just approved the extension of Aprils Way without this in the bylaw. Mr. Sadwick replied that was correct.

Mrs. Reed stated that Section 7010 which is the affordable bylaw, is referenced in the OSRD, MFD and MFD-55 and they are required to have affordable housing component.

Mr. Anderson asked if we could still issue waivers for fee in lieu of. Mrs. Reed replied yes.

**MOTION** - Mr. Fratalia made a motion to combine the Sections 7254 and 7535 for the affordable housing as presented and add them to the OSRD, MFD and MFD-55 and submit an article for Town Meeting. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

**(A4) MFD Revisions**

Mr. Sadwick stated that there are several changes to the MFD section. In Section 7121, add "or private" way, Add Section 7154 for the Affordable Housing requirement, In Section 7156 change the maximum building height from 35' to 45' and delete "measured from base floor level", In Section 7170, change to read "The Planning Board may waive Sections 712, 7141, 7156 and 7181 based on the aesthetics, created by the design, practicality of design, and the effect on the development of the site.

Mr. Fowler asked how the distance of height will be measured. Mr. Sadwick stated that the height is defined by the bylaw. Mr. Fowler stated that the question is what is a story based on the elevations. Mr. Sadwick stated that the Board needs to figure out what they want to consider where to calculate the height from.

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Mrs. Reed stated that the language in Section 7181 is a big issue. Mr. Sadwick stated that this was a policy decision. Mrs. Reed stated that over the years, 99% of the developers find a way to get around this requirement. Mr. Sadwick stated that the Board should not waive this requirement. Mrs. Reed stated that the word “uplands” is a problem. If the site has wetlands, that can take up a lot of land. Mr. Sadwick stated that the density remains the same. For example, if the Board waives this requirement, then a developer could build 80 townhouses but if they did not waive this requirement, the number of units would not change but it would impact the height of the building because they would do garden style apartments. Mrs. Reed stated that we need to look at each project individually and determine what is best for the site.

Mr. Sadwick stated that one private citizen article has been submitted. This article is to change 300 Ames Pond from O/R to MFD. Any changes made here would affect that article.

**MOTION** - Mr. Fowler made a motion to approve the MFD as follows: In Section 7121, add “or private” way, Add Section 7154 for the Affordable Housing requirement, In Section 7156 change the maximum building height from 35’ to 45’ and delete “measured from base floor level”, In Section 7170, change to read “The Planning Board may waive Sections 7121, 7141, 7156 and 7181 based on the aesthetics, created by the design, practicality of design, and the effect on the development of the site and submit the article for Town Meeting. The motion was seconded Mr. Fratalia and unanimously voted 4-0.

**(A2) Definition of Mixed Use/Waiver ability in the Overlay Districts**

Mr. Sadwick stated the overlays have different definitions as far as mixed use. Some say it has to be in the same building others say it has to be in the separate building. We can look at the minutes and bring back before the Board on February 22, 2016.

**(A3) Westside Neighborhood Business District – Minimum Lot Coverage**

There was no discussion of this agenda item.

**(B) Design Guidelines**

Mrs. Reed stated that we can discuss this at the next meeting.

**(C) Riverview Park Special Permit**

There was no discussion of this agenda item.

**Adjournment**

**MOTION** - Mr. Fratalia made a motion to adjourn the meeting at 8:15 PM. The motion was seconded by Mr. Fowler and unanimously voted 4-0.

***Approved on: 7/11/16***

*No new information provided.*